



Bedford Avenue, Barnet, EN5

OIEO: £1,250,000
Freehold

A Rare Opportunity to Embrace a Lifestyle of Luxury, Entertainment, and Relaxation

This exceptional family home offers an impressive 3,142 sq. ft. of versatile living space across three floors, thoughtfully designed for modern family life and entertaining. A standout feature is the detached, soundproofed garden leisure suite, complete with an illuminated dance floor, a galleried cinema, a stylish bar area, and a convenient WC.

The property boasts five bedrooms, including three en-suites and two walk-in wardrobes. The expansive kitchen/family "super room" serves as the heart of the home, complemented by a TV room, separate reception room, and guest cloakroom.

Step outside to a partially covered Roman-inspired garden, beautifully arranged around a central focal point and enhanced by sliding glass doors. This tranquil outdoor haven includes a hot tub and sauna — perfect for year-round enjoyment. The front and side driveway offers ample off-street parking and leads to a generously sized garage, large enough to accommodate a camper van.

The property sits within the catchment of some of the UK's most highly regarded schools, including Christchurch Primary, QE Boys' Grammar, QE Girls', and the Ark Pioneer Academy — making it an ideal home for families.

Positioned on the edge of the Greenbelt, it enjoys close proximity to Hadley Woods and the Totteridge section of the London Loop, offering scenic walking and cycling routes. The local area is dotted with charming country pubs and restaurants, with further shopping and leisure amenities available in nearby Cockfosters and High Barnet. High Barnet is a vibrant, family-friendly neighbourhood known for its boutique coffee shops, Gail's Bakery, and The Spires shopping centre, home to Waitrose, H&M, Anytime Fitness, and a bustling Saturday food market.

- **SEMI DETACHED FAMILY HOUSE**
- **DETACHED SOUND PROOFED SOCIAL AMENITY ROOM**
- **ROMAN STYLED ENCLOSED GARDEN**
- **FAMILY SUPER ROOM**
- **FIVE BEDROOMS**
- **FOUR BATHROOMS**
- **RECEPTION ROOM**
- **TV ROOM**
- **DRIVE & HUGE GARAGE**

Bedford Avenue, Barnet, EN5

Approximate Area = 1906 sq ft / 177 sq m

Garage = 1236 sq ft / 114.8 sq m

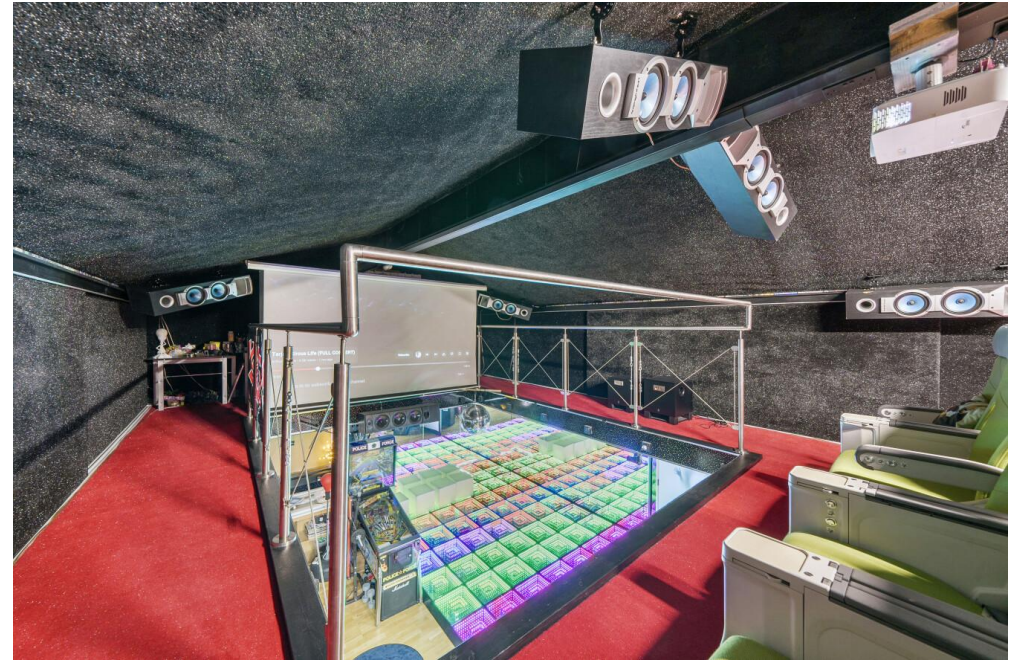
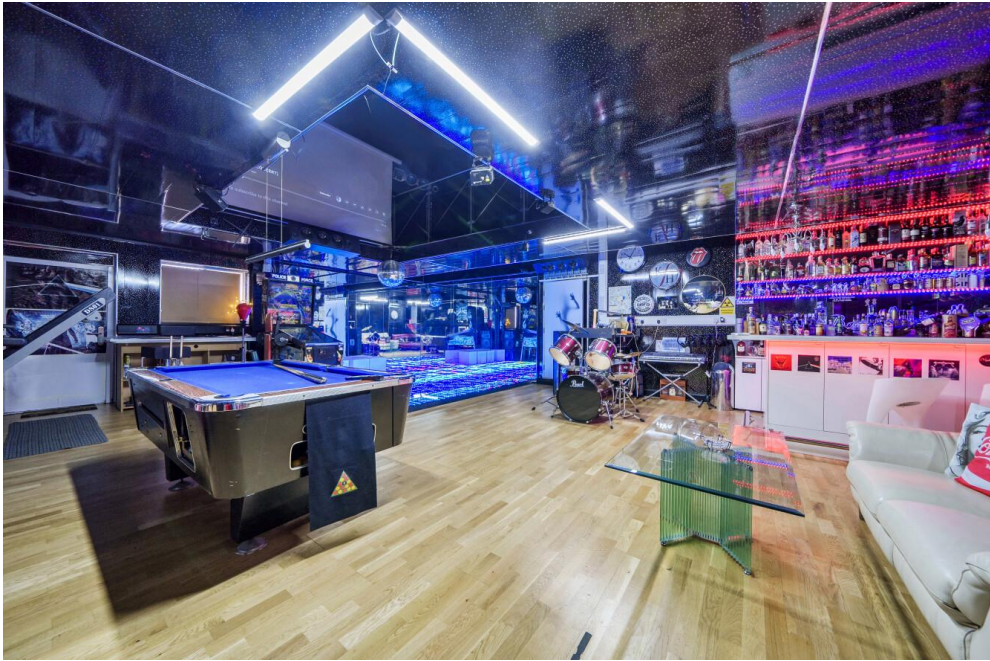
Total = 3142 sq ft / 291.8 sq m

For identification only - Not to scale



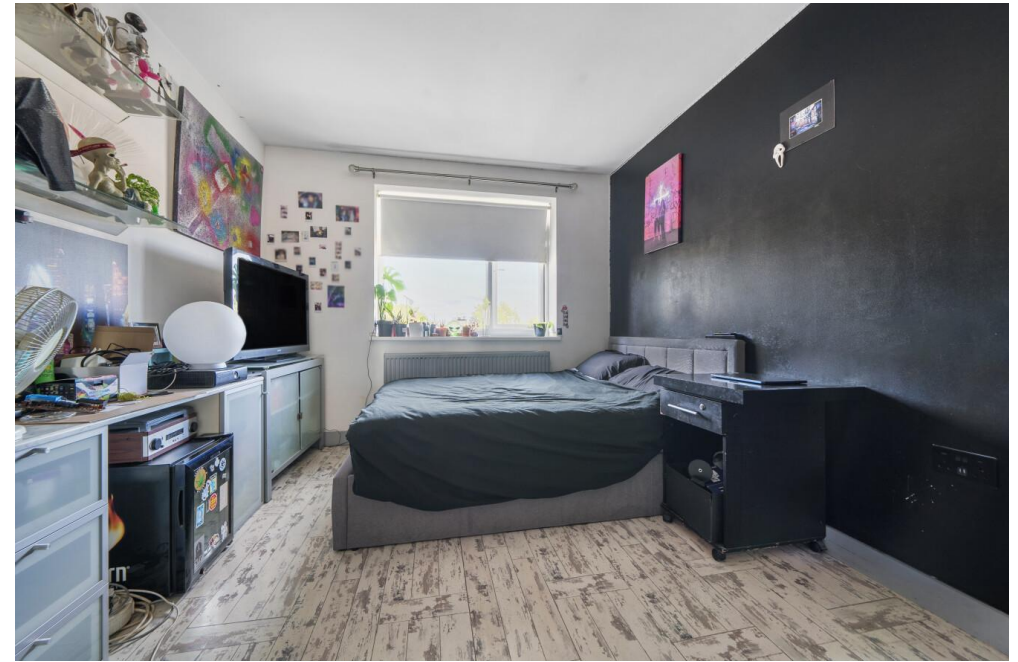
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1314667











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN250145